



**Town of Henniker
Planning Board
Wednesday January 10, 2024 6 PM
Henniker Community Center**

Members Present: Chairman Scott Dias, Vice-Chairwoman Heidi Aucoin, Kyle Carson, Ryan Haley, Paul Mulcahey (alternate), Selectman Bill Marko
Member's Excused: Keith DeMoura, Dan Higginson
Town Planner: Mark Fougere
Recording Secretary: Hank Bernstein
Guests: Tia Hooper, CIP Chairwoman; Ryan Cambell

1) CALL TO ORDER / PLEDGE / ATTENDANCE

Chairman Scott Dias opened the meeting with recitation of the Pledge of Allegiance and called the meeting to order at 6:00pm.

2) MEETING MINUTES – REVIEW AND APPROVE.

The Planning Board reviewed the minutes of December 13, 2023. **B. Marko moved to approve, second by R. Haley. The motion carried unanimously.**

3) APPOINTMENT OF ALTERNATE PLANNING

The applicant withdrew his application.

4) PROJECTS OF REGIONAL IMPACT N/A

No projects of regional impact.

S. Dias informed the public that CNN will be coming to Henniker and utilizing New England College Facilities. Although there are no tickets available to the public there will still be an impact to the town.

5) PUBLIC HEARINGS

a. Proposed Zoning Amendments

- Amend Article VIII Commercial District Regulation, Section 133-31 Commercial Uses in CR Commercial Recreation District by deleting multi-family dwelling use by Special Exception and allowing the use as Permitted, in addition allow House of Worship and Excavation uses as Permitted uses. Also delete Section 133-31 Permitted Commercial uses as well as uses allowed by Special Exception in Commercial Recreation District CR-1 regulations in its entirety. Also amend Article III Establishment of Districts, Section 133-4 Zoning District to delete reference to CR-1 Commercial Recreation District with the noted lots to be considered as part of the CR District. In addition, amend Section 133-4 paragraph A. referencing the CR-1 District and delete paragraph C. In addition, amend the Official Zoning Map to rezone all property presently zoned CR-1 to CR. In addition, amend Article X Lot Size Regulations Section 133-40 Lot Size Table(s) removing reference to CR-1 and amend the minimum lot area for the CR District to reduce the minimum lot area from 2 acres to 1.5 acres

M. Fougere shared that this is a follow up from the last meeting, just correcting the missing uses of House of Worship and Excavation. Minimum lot sizes are decreasing from 2 acres to 1.5 acres

S. Dias opened discussion to the public.

Ryan Cambell, a resident, asked the purpose of these changes. M. Fougere shared that the Board has had discussions about potential economic development in this area, and these changes will allow for easier use of the properties and make the process less bureaucratic. The difference between these two zones is small and it brings the question of why it existed in the first place.

FINAL

With no further comment from the public S. Dias closed the public hearing.

B. Marko moved to make the change to Chapter 133 Zoning Regulations as outlined, seconded by R. Haley. Motion carried Unanimously.

6) **DISCUSSION**

7) **OTHER BUSINESS**

a. CIP Report

A copy of the 2024 CIP Report can be viewed at Town Hall or on the CIP page of the Henniker website or via this link: https://www.henniker.org/sites/g/files/vyhlf5391/f/uploads/2024-01-04_cip_report_fy_2024_year_ending_2023_final_pb_approved_2024-01-10.pdf. Tia Hooper, Chairwoman of the Capital Improvement Program Committee, presented the CIP Report. The Capital Improvement Program keeps inventory of vehicles and equipment and gives long term funding recommendations for replacement with the purpose of avoiding undue taxes.

The Board asked questions of the CIP:

P. Mulcahey asked about the 2040 Wastewater Facility upgrade. Ms. Hooper noted that is looking like a \$40,000,000 price tag.

S. Dias noted that new Police Facility is coming up. B. Marko noted that solutions to that facility are a moving target and tough to pin down.

K. Carson asked about the potential of hiring a third party to access these figures.

R. Haley shared that he would like to see the forms completed more thoroughly for the purpose of consistency and to help understand how well the equipment is being maintained.

R. Haley moved to accept the CIP Committee 2024 Report, seconded by P. Mulcahey. Motion carried unanimously.

8) **ADJOURNMENT**

B. Marko moved to adjourn at 8:47 PM, seconded by R. Haley. Motion carried unanimously.

Respectfully submitted,

Hank Bernstein
Minute Taker

Minutes Approved: 04/10/24